

Voted at Meeting of 1/ 6/77

## BOARD OF APPEAL REFERRALS

JANUARY 6, 1977

1. Z-3746 David J. McKeen  
16 Wait Street, Roxbury
2. Z-3747 Bob Charles Transportation  
393-403 Cambridge Street, Allston
3. Z-3754 S & H Realty Corp. (owner)  
Angelo Mastrotillo (prospective purchaser)  
691 Truman Highway and  
165-173 Fairmount Avenue, Hyde Park
4. Z-3755-3578 Massport  
109-111-113-115 Coleridge Street, East Boston
5. Z-3759 Sabatina Iantosca  
219 Marion Street, East Boston
6. Z-3769 Joseph A. Caname  
5268 Washington Street, West Roxbury
7. Z-3771 George T. McLauthlin Company  
120 Fulton Street, Boston
8. Z-3773 Lena Shapiro  
319 Washington Street, Brighton
9. Z-3777 Roman Catholic Archbishop of Boston  
20 Como Road, Hyde Park
10. Z-3780 Rhoda Palder  
601-609 Cummins Highway, Mattapan
11. Z-3781 Edward M. and Frederic A. Swartz  
10 Marshall Street, Boston
12. Z-3789 Boston Redevelopment Authority  
224-226 Stuart Street and  
76 Church Street, Boston

## MEMORANDUM

January 6, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 1/18/77

Petition No. Z-3746  
David J. McKeen  
16 Wait Street, Roxbury  
near Pequot Street

Three-story masonry structure - apartment (H-1) district.

Purpose: to change occupancy from three-family dwelling to nine apartments.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area, open space, and off-street parking is forbidden in an H-1 district.		
Section 14-2. Lot area is insufficient.	13,000 sf	2,145 sf
Section 17-1. Open space is insufficient.	400 sf	127 sf
Section 23-1. Off-street parking is insufficient.	5 spaces	0

Proposed conversion is contrary to the three-family residential character of the neighborhood and current local rehabilitation practice. Lack of off-street parking facilities would intensify the present acute shortage in the area. Neighborhood opposition is significant. Recommend denial.

VOTED: In reference to Petition No. Z-3746, brought by David J. McKeen, 16 Wait Street, Roxbury, for a forbidden use and three variances for a change of occupancy from three-family dwelling to nine apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is contrary to the three-family residential character of the neighborhood and current local rehabilitation practice. Lack of off-street parking facilities would intensify the present acute condition in the area. Neighborhood opposition is significant.



2-3746  
16 WAIT ST.  
(ROX.)



Board of Appeal Referrals 1/6/77

Hearing: 2/15/77

Petition No. Z-3747  
Bob Charles Transportation  
393-403 Cambridge Street, Allston  
at Wilton Street

8,034 square feet of land - general business (B-1) district.

Purpose: to site a 35-foot by 8-foot trailer on lot for use as office;  
to use premises for parking and repair of buses.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A yard for storing or servicing buses is forbidden in a B-1 district.		
Section 20-1. Rear yard is insufficient.	12 ft.	4 ft.

Site is inappropriate. Proposal could present serious traffic problems and interference with pedestrian travel. It represents a major liability to the neighborhood's revitalization effort being conducted in the immediate area. Strong opposition is indicated. Recommend denial.

VOTED: In reference to Petition No. Z-3747, brought by Bob Charles Transportation, 393-403 Cambridge Street, Allston, for a forbidden use and a variance to site a trailer-office on lot and use premises for parking and repair of buses in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate. Proposal could present serious traffic problems and interference with pedestrian traffic. It represents a major liability to the neighborhood revitalization effort being conducted in the immediate area. Strong opposition is indicated.





LINCOLN

Z-3747

393-403 CAMBRIDGE ST.

BOSTON (ALLSTON)

SUB STATION

STREET

STREET

EXTENSION

RAIL ROAD

MASSACHUSETTS

BOSTON & ALBANY

WILTON STREET

DENBY ROAD

RUGG ROAD

EMERY ROAD

RUGG ROAD

ROAD

AVENUE

STREET

FARRINGTON STREET

HARVARD

HARVARD TERRACE

TERRACE

THOR

GARDNER

MBTA

MBTA BRIGHTON

CRAFTMAN STREET

CRAFTMAN STREET

ISLINGTON

UNION SQUARE

PARKING

PARKING

PARKING

PARKING

PARKING

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## Board of Appeal Referrals 1/6/77

Hearing: 1/25/77

Petition No. Z-3754  
 S & H Realty Corp. (owner)  
 Angelo Mastrorillo (prospective purchaser)  
 691 Truman Highway and  
 165-173 Fairmount Avenue, Hyde Park

Two one-story vacant structures - local business (L-.5) district.

Purpose: to combine three lots; to erect offices and canopy for self-service gas station; to add storage of 19,000 gallons of gas to existing 5,000 gallons.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A gasoline station is conditional in an L-.5 district.		
Section 18-1. Front yard is insufficient.	15 ft.	0

Existing blighted structures will be demolished. Gas station formerly occupied part of the site. Front yard violation is technical; canopy and concrete mat are partially within required setback. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3754, brought by S & H Realty Corp. and Angelo Mastrorillo, 691 Truman Highway and 165-173 Fairmount Avenue, Hyde Park, for a conditional use and a variance to erect a self-service gasoline station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that identifiable storage lanes for waiting vehicles be provided; that landscaping and sign plans be submitted to the Authority for design review.



Z-3754

691 TRUMAN HIGHWAY  
165-173 FAIRMOUNT AVE.  
(H.P.)





Board of Appeal Referrals 1/6/77

Hearing: 2/1/77

Petitions Nos. Z-3755-3758  
Massport  
109-111-113-115 Coleridge Street,  
East Boston  
near Byron Street

25,800 square feet of land - residential (R-.5) district.

Purpose: to site four three-story three-family dwellings on lots;  
to erect new basements and foundations.

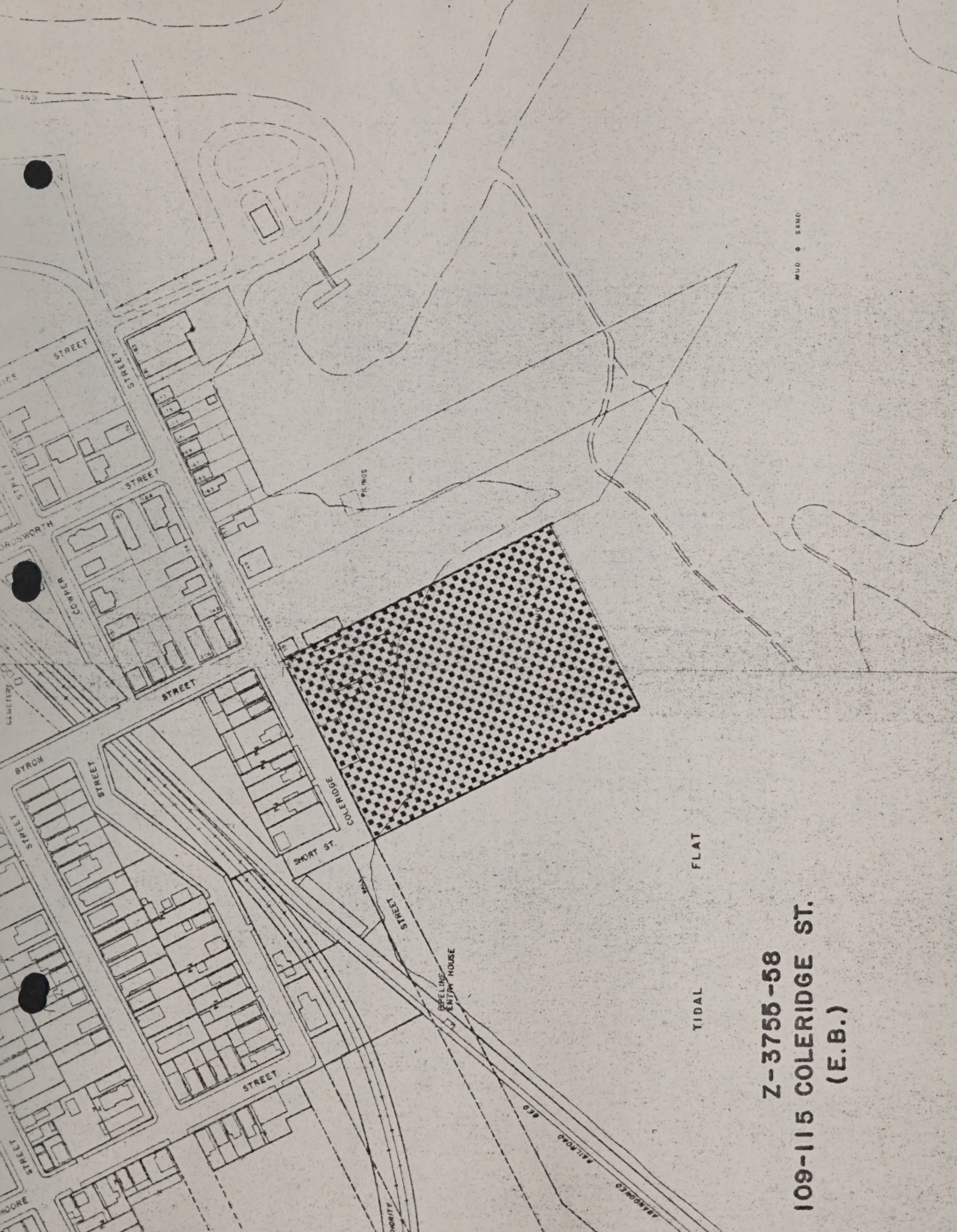
Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Multi-family dwellings are forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	8,600 sf 8,400 sf 8,400 sf 8,400 sf
Section 14-3. Lot width is insufficient.	200 ft.	100 ft. 60 ft. 60 ft. 60 ft.
Section 14-4. Lot frontage is insufficient.	200 ft.	100 ft. 60 ft. 60 ft. 60 ft.

Buildings would be relocated from their present locations on Neptune Road. Site is on the border of a flood hazard area and subject to any conditions imposed by the Boston Conservation Commission. Project has community support. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3755-3758, brought by Massport, 109-111-113-115 Coleridge Street, East Boston, for four forbidden uses and twelve variances to site four three-story three-family dwellings on lots in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval.





**Z-3755-58**  
**109-115 COLERIDGE ST.**  
**(E.B.)**

TIDAL FLAT

MUD & SAND



Board of Appeal Referrals 1/6/77

Hearing: 2/1/77

Petition No. Z-3759  
Sabatina Iantosca  
219 Marion Street, East Boston  
near Paris Street

Three-story frame structure - local business (L-1) district.

Purpose: to change occupancy from two apartments and store to two apartments and arcade.

Violation:

Section 8-7. An arcade is forbidden in an L-1 district.

Arcade facility would be located directly opposite the Otis elementary school. Proposal is undesirable and would have an adverse impact on the mixed local commercial-residential neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3759, brought by Sabatina Iantosca, 219 Marion Street, East Boston, for a forbidden use for a change of occupancy from two apartments and store to two apartments and arcade in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Facility would be located directly opposite the Otis elementary school. Proposal is undesirable and would have an adverse impact on the mixed local commercial-residential neighborhood.





Z-3759 EAST  
219 MARION ST.  
(E.B.)



Board of Appeal Referrals 1/6/77

Hearing: 1/18/77

Petition No. Z-3769  
Joseph A. Caname  
5268 Washington Street, West Roxbury  
at Birchwood Street

One-story frame structure - local business (L-.5) district.

Purpose: to change occupancy from retail sales baking goods to retail sales baking goods, coffee shop, and grocery store; to erect one-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 7-4. In variance with former decision of Board of Appeal.		
Section 18-1. Front yard is insufficient.	15 ft.	0

In July, the Board of Appeal, with Authority concurrence, granted approval to erect a one-story, 45-foot by 16-foot addition to retail bakery facility. Current petition would extend depth of addition 6 feet (45 feet by 22 feet) and include coffee shop and grocery store occupancy. Building alignment would be similar to that of adjacent properties. Proposal is consistent with local business character of immediate area. Recommend approval.

VOTED: In reference to Petition No. Z-3769, brought by Joseph A. Caname, 5268 Washington Street, West Roxbury, for two variances for a change of occupancy from retail sales baking goods to retail sales baking goods, coffee shop, and grocery store and to erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Building alignment would be similar to that of adjacent properties. Proposal is consistent with local business character of the immediate area.





MARY  
DRAPER  
PLAYGROUND

Z-3769

268 WASHINGTON ST.  
(W.R.)



Board of Appeal Referrals 1/6/77

Hearing: 1/18/77

Petition No. Z-3771  
George T. McLauthlin Company  
120 Fulton Street, Boston  
near Lewis Street

Six-story masonry structure - local business (L-2) and manufacturing (M-2) district.

Purpose: to change occupancy from manufacturing and storage to 28 apartments, retail space, offices, and parking garage; to erect one-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Multi-family dwelling is conditional in an M-2 district.		
Section 15-1. Floor area ratio is excessive.	2.0	4.9
Section 17-1. Open space is insufficient.	50 ft.	0
Section 19-1. Side yard is insufficient.	15	0
Section 20-7. Rear yard is insufficient.	15	0
Section 21-1. Setback of parapet is insufficient.	8 ft.	0
Section 23-1. Off-street parking is insufficient.	20 spaces	15 spaces

Historic structure (approximately 120 years) supports the only cast iron facade in the city. Rehabilitation-conversion would be compatible with the Waterfront residential environment. Preliminary plans indicate additional parking in basement. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3771, brought by George T. McLauthlin Company, 120 Fulton Street, Boston, for a conditional use and six variances for a change of occupancy from manufacturing and storage to 28 apartments, retail space, offices, and parking garage and to erect a one-story addition in local business (L-2) and manufacturing (M-2) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-3771  
120 FULTON ST.  
(B.P.)



Board of Appeal Referrals 1/6/77

Hearing: 1/25/77

Petition No. Z-3773  
Lena Shapiro  
319 Washington Street, Brighton  
near Waldo Terrace

One-story masonry structure - general business (B-1) district.

Purpose: to change occupancy from retail furniture store to upholstery shop; to erect one-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.4
Section 20-1. Rear yard is insufficient.	12 ft.	5 ft.

Violations are minimal. Second-floor addition will provide storage and office space. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3773, brought by Lena Shapiro, 319 Washington Street, Brighton, for two variances for a change of occupancy from retail furniture store to upholstery shop and to erect one-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans (facade and signs) are submitted to the Authority for design review.





319 WASHINGTON ST  
(BRI.)  
1-3773



9

Board of Appeal Referrals 1/6/77

Hearing: 2/1/77

Petition No. Z-3777  
Roman Catholic Archbishop of Boston  
20 Como Road, Hyde Park  
at Readville Street

Elementary school - single-family (S-.5) district.

Purpose: to increase capacity of day care center from 45 children to 60 children.

Violation:

Section 8-6. A change in a conditional use requires Board of Appeal hearing.

Classrooms would be increased from two to three for day care use. Facility has neighborhood support. Recommend approval.

VOTED: In reference to Petition No. Z-3777, brought by the Roman Catholic Archbishop of Boston, 20 Como Road, Hyde Park, for a conditional use to increase the capacity of day care center from 45 to 60 children in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Facility is beneficial to community and has its support.



**Z-3777**  
**20 COMO RD.**  
**(H.P.)**





